



# **Quality Community Initiative (QCI) Preliminary Project Analysis**

COMMUNITY / NEIGHBORHOOD  
PARK(S)  
City Council  
April 1, 2013

# Schedule

- **April 1 – Regular Council meeting presentation**
- April 1 – Consultant funding approved (consent agenda)
- April 2 – Contract: DHM Design
- **April 8 – Study Session discussion**
- April – PR staff meet w/consultants to establish timeline to organize project, produce deliverables, and coordination/timeline for public outreach
- **Public Outreach**
  - April/May – Refine type/scope & location of park development
  - May/June – Polling (Communications)
- June/July – Produce conceptual designs/preliminary cost estimates

# Summary of Project

(QCI project costs based on 2010 estimates **does not** include site prep, access or utility infrastructure costs for new park development)

- **First Creek Community Park**  
Capital \$11,501,000      O&M \$473,000
- **2<sup>nd</sup> Creek Neighborhood Park**  
Capital \$3,250,000      O&M \$144,000
- **Villages at Buffalo Run Neighborhood Park**  
Capital \$1,738,000      O&M \$65,000
- **Turnberry Neighborhood Park**  
Capital \$1,820,000      O&M \$69,000



# Pros and Cons

## (City Council Retreat)

### Community / Neighborhood Park

#### **Pros –**

- Fulfills existing youth need
- Increases quality of life
- Increases marketability
- Enhances City image
- Balance and equity
- In line with City vision
- Health
- 1st Creek would add a central amenity – brings community together



# Pros and Cons

## (City Council Retreat)

### Community / Neighborhood Park

#### **Cons –**

- Tough location decision
- O&M Costs including additional programming costs

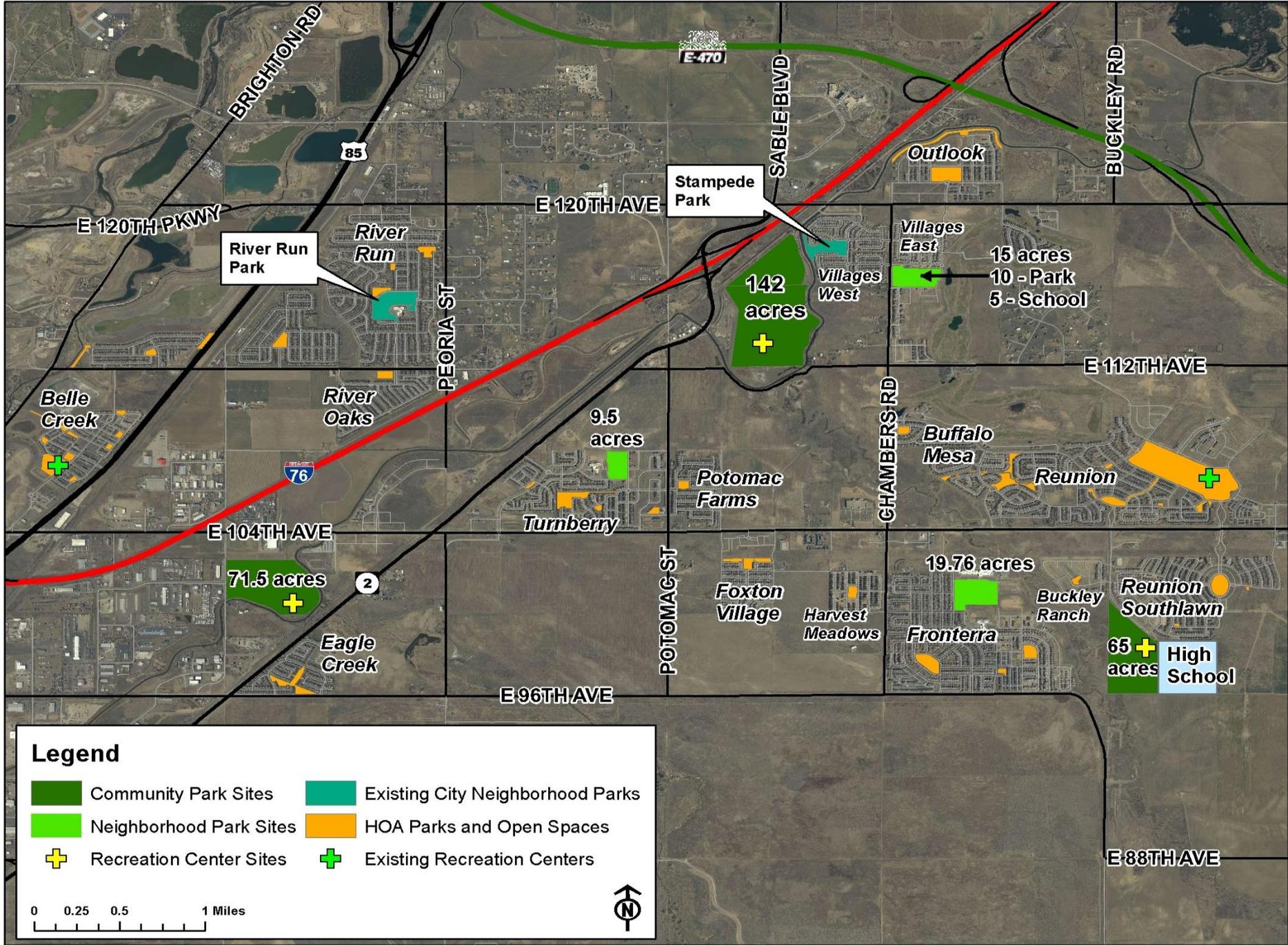


# Additional Information

## (City Council Retreat)

### **Information needs –**

- What amenities do citizens want?
- Public outreach for funding
- Design – think outside the box
- Design & Planning
- What it encompasses: cost, co-location, and O&M costs
- Location and vision
- Community input
- Firm up capital and O&M estimates
- Alternative funding
- Location needs



**Legend**

- Community Park Sites
- Existing City Neighborhood Parks
- Neighborhood Park Sites
- HOA Parks and Open Spaces
- Recreation Center Sites
- Existing Recreation Centers

0 0.25 0.5 1 Miles



# Staff Analysis

- Current QCI citizen input is highly generalized; additional and more detailed citizen input is necessary to ensure:
  - The city builds what citizens desire
  - To foster citizen support of projects and funding
  - The facilities constructed meet needs for projected future recreation programming



# Staff Analysis (continued)

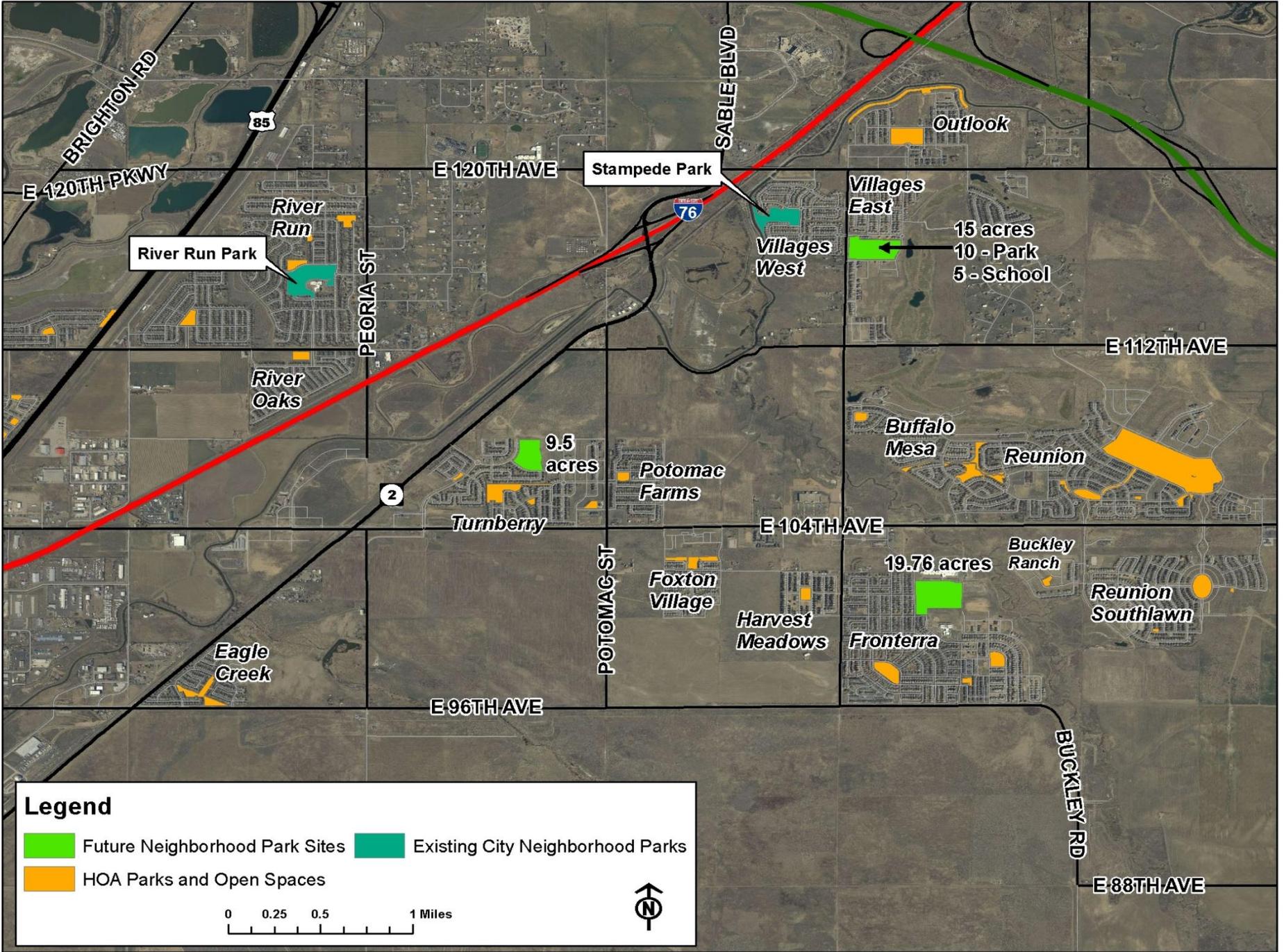
- Additional detailed input from community will help determine priority of the community's desires and options:
  - One large community park (65-140 acres)
  - One or more neighborhood parks (10-20 acres)
  - A portion of a community park and/or one or more neighborhood parks

# Staff Analysis (continued)

- Community Park (65-140 acres)
  - Serves multiple neighborhoods
  - Greater variety of recreation opportunities than neighborhood parks
    - Athletic field complexes (lighted and for game use)
    - Court games
    - Skate parks
    - Leisure pools/Aquatic Facilities
    - Walking paths
    - Natural areas
    - Large community events

# Staff Analysis (continued)

- Neighborhood Park (10-20 acres)
  - Serves the surrounding neighborhood within an approximate radius of ½ mile
  - Less intense uses such as
    - Field and court games (no lights/practice fields)
    - Playgrounds
    - Picnicking facilities
    - Walking/jogging paths
  - Focal point of the neighborhood
  - Often co-located with elementary and/or middle schools



River Run Park

Stampede Park

Outlook

Villages East

15 acres  
10 - Park  
5 - School

Villages West

E 112TH AVE

River Oaks

9.5 acres

Potomac Farms

Buffalo Mesa

Reunion

Turnberry

E 104TH AVE

19.76 acres

Buckley Ranch

Foxton Village

Harvest Meadows

Fronterra

Reunion Southlawn

Eagle Creek

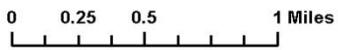
E 96TH AVE

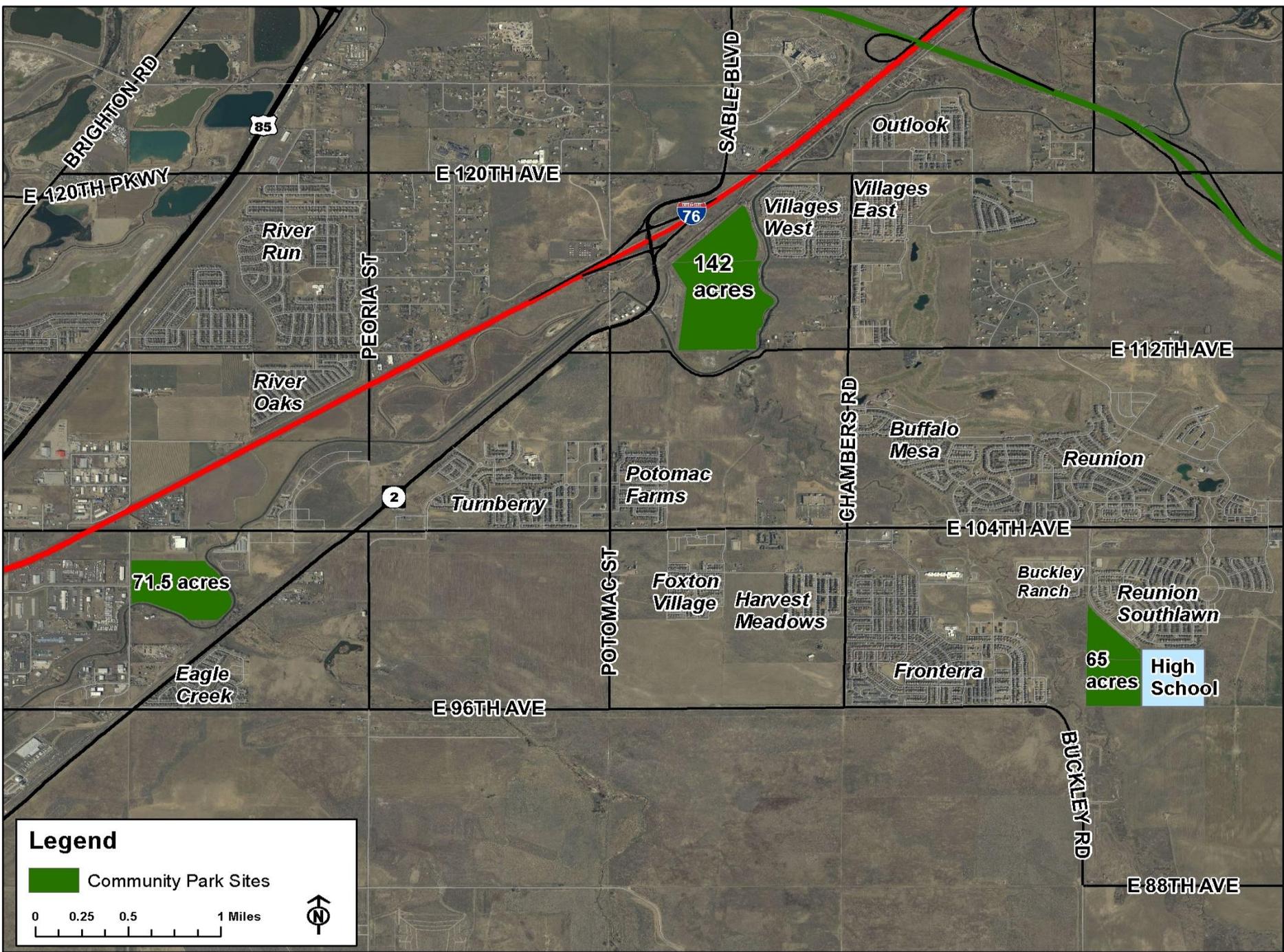
BUCKLEY RD

E 88TH AVE

**Legend**

- Future Neighborhood Park Sites
- Existing City Neighborhood Parks
- HOA Parks and Open Spaces





**Legend**

Community Park Sites

0 0.25 0.5 1 Miles



# Staff Analysis (continued)

- Site Selection - Community Park
  - More public input needed
  - All 3 community park sites have constraints or lack infrastructure that could significantly increase project costs above existing typical community park cost estimating
  - Appropriate location for desired uses/amenities and conveniently accessed by community

# Staff Analysis (continued)

- Site Selection - Neighborhood Parks
  - More public input needed
  - 3 sites currently owned by the city
  - 2 sites have elementary and/or middle schools already built adjacent to them
  - All 3 sites have few constraints and have infrastructure to the site
    - Water, sewer, roads, power
  - Can be conveniently accessed by residents

# Summary

- PrairieWays Action Plan
- Recreation Strategic Plan
- QCI Outreach and Recommendations
- City Council Planning Retreat
- PR Department Review and Analysis
- Council direction to move forward with public outreach to refine type/scope and location of park development

# Next Steps

- **Staff meet with Consultants (April)**
  - Establish timeline to organize project; produce deliverables, and coordination/timeline of public outreach
- **Public Outreach**
  - Refine type/scope & location of park development (April/May)
  - Polling – Communications (May/June)
- **Produce conceptual designs & preliminary cost estimates (June/July)**



# Additional Information

- What additional information does City Council need before the study session?